179.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	831,800 / 831,800
					USE VALUE:	831,800 / 831,800
					ASSESSED:	831,800 / 831,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NASCIMENTO OTNIEL
Owner 2:	NASCIMENTO WANDA
Owner 3:	
Street 1:	259 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MOCHI EUGENE J & EVELYN M -
Owner 2:	-
Street 1:	259 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,938 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 3146 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8938.000	350,100		481,700	831,800
Total Card	0.205	350,100		481,700	831,800
Total Parcel	0.205	350,100		481,700	831,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 264.37 | /Parcel: 264.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 121246

GIS Ref

GIS Ref

Insp Date 07/19/18

!14052!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,100	0	8,938.	481,700	831,800	831,800	Year End Roll	12/18/2019
2019	101	FV	290,500	0	8,938.	474,800	765,300	765,300	Year End Roll	1/3/2019
2018	101	FV	290,500	5100	8,938.	364,700	660,300	660,300	Year End Roll	12/20/2017
2017	101	FV	290,500	5100	8,938.	344,100	639,700	639,700	Year End Roll	1/3/2017
2016	101	FV	290,500	5100	8,938.	316,500	612,100	612,100	Year End	1/4/2016
2015	101	FV	274,100	5100	8,938.	295,900	575,100	575,100	Year End Roll	12/11/2014
2014	101	FV	274,100	5100	8,938.	272,500	551,700	551,700	Year End Roll	12/16/2013
2013	101	FV	274,100	5100	8,938.	272,500	551,700	551,700		12/13/2012

PRINT

Date	Time
12/11/20	03:56:05

LAST REV

Date	Time
08/10/18	11:32:22

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14052

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOCHI EVELYN	32050-39		11/21/2000		359,000	No	No		
	11414-119		10/20/1967		1	No	No		N

USER DEFINED

Prior Id # 1:	121246
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2003	549	New Wind	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	BS	Barbara S
11/5/2008	Meas/Inspect	355	PATRIOT
4/3/2001	MLS	MM	Mary M
12/23/1999	Mailer Sent		
12/21/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8938		Sq. Ft.	Site		0	70.	0.77	6									481,696						481,700	

Total AC/HA: 0.20519 | Total SF/SM: 8938 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 481,696 | Spl Credit | Total: 481,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.07270527
Const Adj.:	0.99989998
Adj $ / SQ:	112.623
Other Features:	152000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507435
Depreciation:	157305
Depreciated Total:	350130

COMMENTS

FOR SALE 497-5155. IN-LAW IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

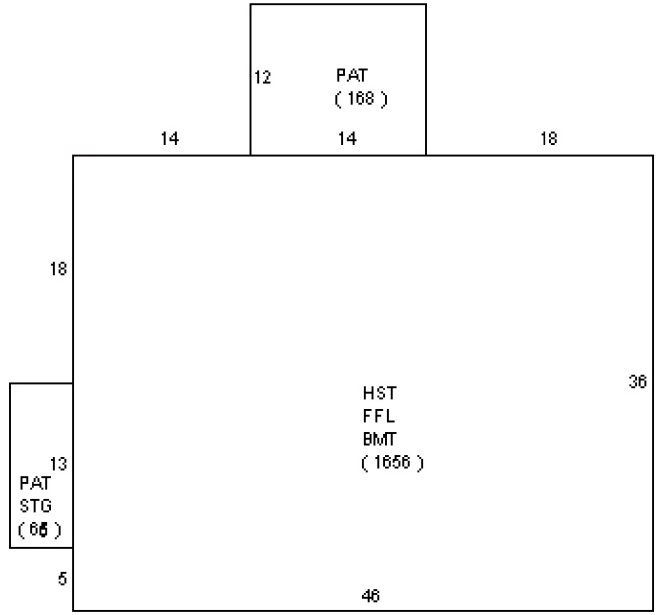
No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	112.62
Special Features:	0	Val/Su Net:	78.89
Final Total:	350100	Val/Su SzAd	140.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,656	44.800	74,191
FFL	First Floor	1,656	112.620	186,503
HST	Half Story	828	112.620	93,252
PAT	Patio	233	3.860	899
STG	Storage	65	9.080	590

Net Sketched Area:	4,438			Total:	355,435
Size Ad	2484	Gross Are	5266	FinArea	3146

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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